Map	Block	Lot		CARD			Total Card / Total Parcel
162.0	0002	0009.0	1 of 1		Residential	APPRAISED:	799,000 / 799,000
					ARLINGTON	USE VALUE:	799,000 / 799,000
						ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMBOWITZ LORI P
Owner 2:	GAYNOR STEPHANIE J
Owner 3:	
Street 1:	107 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KIEWRA MICHAEL--ETAL -
Owner 2:	KIEWRA SUSAN -
Street 1:	107 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-5950

NARRATIVE DESCRIPTION

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	393,800	3,700	401,500	799,000
Total Card	0.141	393,800	3,700	401,500	799,000
Total Parcel	0.141	393,800	3,700	401,500	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.77 | /Parcel: 433.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108065

GIS Ref

GIS Ref

Insp Date 05/31/18

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,700	3700	6,125.	401,500	798,900	798,900	Year End Roll	12/18/2019
2019	101	FV	325,000	3700	6,125.	401,500	730,200	730,200	Year End Roll	1/3/2019
2018	101	FV	296,300	3700	6,125.	355,600	655,600	655,600	Year End Roll	12/20/2017
2017	101	FV	296,300	3700	6,125.	298,300	598,300	598,300	Year End Roll	1/3/2017
2016	101	FV	296,300	3700	6,125.	298,300	598,300	598,300	Year End	1/4/2016
2015	101	FV	289,200	3700	6,125.	258,100	551,000	551,000	Year End Roll	12/11/2014
2014	101	FV	289,200	3700	6,125.	249,500	542,400	542,400	Year End Roll	12/16/2013
2013	101	FV	289,200	3700	6,125.	237,500	530,400	530,400		12/13/2012

!12652!

PRINT

Date	Time
12/11/20	02:43:23

LAST REV

Date	Time
01/30/19	09:17:12
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12652

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIEWRA MICHAEL-	1211-196		9/30/1999		340,300	No	No		
NETBURN PETER--	1099-58		8/12/1992		232,500	No	No		Y

USER DEFINED

Prior Id # 1:	108065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2018	1451	Wood Dec	3,500	C				
10/24/2012	1419	Re-Roof	9,873	C				
7/11/2001	468	Alterati	11,400	O				REMODEL ATTIC FOR
4/15/1994	119	Manual	2,500					WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
4/25/2013	Info Fm Prmt	EMK	Ellen K
12/22/2008	Meas/Inspect	336	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.94	8			Topo	-5					401,492						401,500	

Total AC/HA: 0.14061 | Total SF/SM: 6125 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 401,492 | Spl Credit | Total: 401,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28006291
Const Adj.:	1.02979398
Adj $ / SQ:	164.775
Other Features:	98750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483786
Depreciation:	89984
Depreciated Total:	393801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

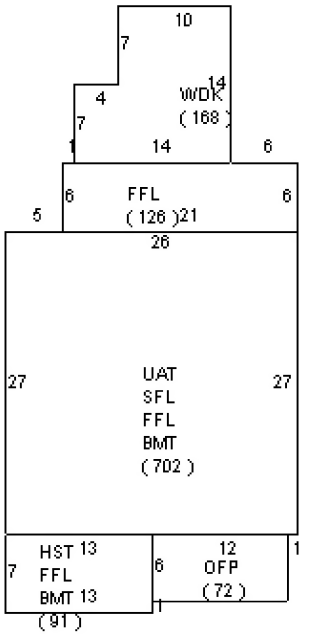
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.25
Special Features:	0	Val/Su Net:	136.97
Final Total:	393800	Val/Su SzAd	236.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	919	164.780	151,428
BMT	Basement	793	49.430	39,200
SFL	Second Floor	702	164.780	115,672
UAT	Upper Attic	176	126.880	22,267
WDK	Deck	168	12.310	2,068
OFP	Open Porch	72	40.590	2,923
HST	Half Story	46	164.780	7,497
	Net Sketched Area:	2,875	Total:	341,055
Size Ad	1666.5	Gross Are	3447	FinArea 1842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1931	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700